



WIRELESS CONSULTANTS

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ALTERNATIVE SITE ANALYSIS: AT&T DE LUZ MW HOP

The coverage objective for this site is very narrow. AT&T engineers needed a site that could see both the donor site and the approved MUP-17-010 DE Luz site. When searching for a site for this AT&T line-of-site search area, the original goal was to address the coverage objective utilizing the fewest number of installations possible. The site search first attempted to identify preferred zones and land uses, as required by the Zoning Ordinance.

Preference Categories

Section 6986 of the Telecommunications Ordinance (Preferred Sites) identifies the preference categories assigned to proposed zones and locations. The project site is zoned A-70 (Limited Agricultural), which is not a preferred zone for telecommunications facilities. However the design of the site is considered a “preferred location” per the wireless ordinance. The project is located on a site developed with a water tank on a cleared property with a level pad. The design of the proposed site is defined as “low visibility” according to the County’s Wireless Ordinance and it is the most appropriate design for the subject site. The proposed façade-mounted antennas on the existing, 42’-6” tall water tank, will appear as a natural element that would disappear from public view as an accepted feature of the water tank.

No alternative sites were feasible because the site development team was looking for a very specific, clear line of site between the drain and target location. Without this location AT&T will not be able to achieve a line of site. Other sites were not explored because of the hilly terrain and the limits of the line of site.

- Preferred Locations: The site is proposed at a preferred location. A water tank is the most appropriate site for a telecommunications facility in this area as there are no other preferred viable locations within the immediate area.
- *Public Right of Way / Utility Poles*
Public right-of-way solutions were sometimes relied upon with earlier generation wireless facilities when the requirements for data capacities were less and quick voice-only coverage solutions were acceptable. The current project requires adequate space

to mount two antennas and a cabinet in a location that meets line of site requirements. A right of way site would not work for this type of installation.

O *Water Tanks*

Water tank sites are preferred solutions for wireless sites since they represent a non-residential land use, frequently located within residential areas and located on high ground. This was the rationale for choosing the proposed site and design.

O *Non-Residential Land Uses*

This property is the only non-residential use in the immediate area. Other opportunities for non-residential land uses were nonexistent within the line of site.

O *Co-location Opportunities*

There were no known collocation opportunities within the search ring. Due to the specific needs of the area and the scarcity of telecommunication sites within the Fallbrook Community, collocation was infeasible

• *Agricultural/Residential Parcels*

The coverage objective was very specific for this ring because of the need for a clear line of site. Although this site is zoned agricultural, its general plan designation is Public/Semi Public Facilities and the site does not contain a residential or agricultural use so it is the ideal location for citing a wireless facility.

Although the subject facility is located in a non-preferred zone (A70), it is within a preferred location (façade-mounted to and existing water tank) and it is designed to be in harmony with the aesthetics of the neighborhood. Furthermore, the antenna location and design, with the existing water tank as a “screening” mechanism, helps the AT&T facility blend with the surrounding community character and appear as a natural element for views up the hillside. Furthermore, antennas will be painted to match the existing water tank and therefore will disappear into the existing view corridor, as the installation will not introduce any new structures on the hillside.

Public Benefit

The serious lack of coverage in and around the project area has significant public safety considerations. The majority of 911 calls are now placed by wireless telephone, and many of the emergency responders now rely upon the wireless networks to a large degree for their communications. The proposed wireless facility would be E-911 compliant, meaning that emergency calls placed from the wireless phones of other carriers would connect through the proposed AT&T site. In such hilly areas, regular radio communications may not be reliable, but the cellular networks provide secure communications for areas having network coverage. Also, the wireless systems have the ability to locate lost, injured or stranded persons with the GPS aspect of the cellular networks. These rural communities of the County are vulnerable to isolation in the event of wildfires, earthquakes or other public emergencies if regular landline

communications become severed. The installation of the proposed AT&T facility would greatly enhance personal, business and emergency communications for this rural community San Diego County.